

Indexing Instructions: Lot 63, Section A, Notting Hill Subdivision

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **Venture Signature Homes, LLC, A Mississippi Limited Liability Company**, does hereby Grant, Bargain, Sell, Convey and Warrant unto Matthew G. Stephens and Taylor D. Stephens, husband and wife as tenants by the entirety with full rights of survivorship and not as tenants in common, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

*Section A*  
**Lot 63, Notting Hill Subdivision, situated in Section 8, Township 3 South, Range 7 West, DeSoto County, Mississippi and recorded in Plat Book 92, Page 30, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same. The conveyance is subject to those building restrictions and protective covenants recorded in Plat Book 92, Page 30, on file in the office of the Chancery Clerk of DeSoto County, Mississippi, and which are incorporated herein by this reference.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the pro-ration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid. The Grantee will be responsible for paying the property taxes due January 1, 2007.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 27th day of January, 2006.

Venture Signature Homes, LLC



By: Charles Stott, Member

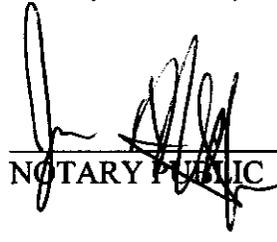
*Stott*

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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named Charles Stott, who acknowledged that he/she is a managing member of Venture Signature Homes, LLC, a Mississippi Limited Liability Company, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL, this the 27th day of January, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



Prepared By and  
After Recording, Return To:  
Stroud Harper & Whitwell, P.C.  
Post Office Box 210  
Southaven, MS 38671  
(662) 536-5656  
File# 06-3020

Grantors Mailing Address: 135 Motor Scooter Drive, Nesbit, MS 38651

Grantors Telephone Numbers: Home: n/a Work: 662-429-8092

Grantees Mailing Address: 1377 Notting Hill Loop, Hernando, MS 38632

Grantees Telephone Numbers: Home: NA Work: NA